

FINDINGS - EXHIBIT A

Conditional Use Permit DRC2014-00153 (Private Capital Investments)

Environmental Determination

- A. The Environmental Coordinator finds that the previously adopted Negative Declaration is adequate for the purposes of compliance with CEQA because no substantial changes are proposed in the project which will require major revision of the previous Negative Declaration, no substantial changes occur with respect to the circumstance under which the project is undertaken which will require major revision of the previous Negative Declaration, and no new information of substantial importance has been identified which was not known at the time that the previous Negative Declaration was adopted.

Conditional Use Permit

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan because the use is an allowed use and as conditioned is consistent with all of the General Plan policies.
- C. As conditioned, the proposed project or use satisfies all applicable provisions of Title 22 of the County Code.
- D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the senior apartments do not generate activity that presents a potential threat to the surrounding property and buildings. This project is subject to Ordinance and Building Code requirements designed to address health, safety and welfare concerns.
- E. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the senior apartments will not conflict with the surrounding lands and uses.
- F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project because the project is located on Mary Avenue, a collector road conditioned to be constructed to a level able to handle any additional traffic associated with the project.

Landscaping Adjustment

- G. An adjustment to the requirement limiting total irrigated landscaping consistent with the original Conditional Use Permit (DRC2013-00003) may be granted because:
- a. The proposed project is located within the West Tefft Corridor Design Plan area, which envisions an environment of enhanced landscaping and screening of parking areas; and

Attachment 1

- b. The applicant has eliminated turf from the proposed landscaping plan, and has proposed very low and drought-tolerant plant species; and
- c. The proposed use of senior apartments require some open areas of landscaping for apartment residents that will require irrigated landscaping, including plazas and community vegetable garden areas.